013.0	0010	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,042,500 /	1,042,500
					USE VALUE:	1,042,500 /	1,042,500
					ASSESSED:	1,042,500 /	1,042,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-40A	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CULLINAN JOHN J & DONNA L
Owner 2:	
Owner 3:	
Street 1:	40 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2719 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5636.000	566,600	4,600	471,300	1,042,500
Total Card	0.129	566,600	4,600	471,300	1,042,500
Total Parcel	0.129	566,600	4,600	471,300	1,042,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.41 | /Parcel: 383.41

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	10927
GIS Ref	
GIS Ref	
Insp Date	04/18/09

!1337!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0010-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	566,600	4600	5,636.	471,300	1,042,500		Year end	12/23/2021
2021	104	FV	540,800	4600	5,636.	471,300	1,016,700		Year End Roll	12/10/2020
2020	104	FV	540,900	4600	5,636.	471,300	1,016,800	1,016,800	Year End Roll	12/18/2019
2019	104	FV	402,800	4600	5,636.	500,700	908,100	908,100	Year End Roll	1/3/2019
2018	104	FV	402,800	4600	5,636.	365,200	772,600	772,600	Year End Roll	12/20/2017
2017	104	FV	377,800	4600	5,636.	318,100	700,500	700,500	Year End Roll	1/3/2017
2016	104	FV	377,800	4600	5,636.	271,000	653,400	653,400	Year End	1/4/2016
2015	104	FV	336,500	4600	5,636.	265,100	606,200	606,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:52:17

LAST REV

Date	Time
01/15/14	15:38:45
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1337

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	843-108		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	10927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2007	920	New Wind	6,250	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2009	Meas/Inspect	372	PATRIOT
4/3/2000	Inspected	264	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	163	PATRIOT
8/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5636		Sq. Ft.	Site		0	80.	1.05	1									471,264						471,300	

Total AC/HA:	0.12938	Total SF/SM:	5636	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	471,264	Spl Credit		Total:	471,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07962358
Const Adj.:	0.98000199
Adj $ / SQ:	190.446
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696094
Depreciation:	129474
Depreciated Total:	566621

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

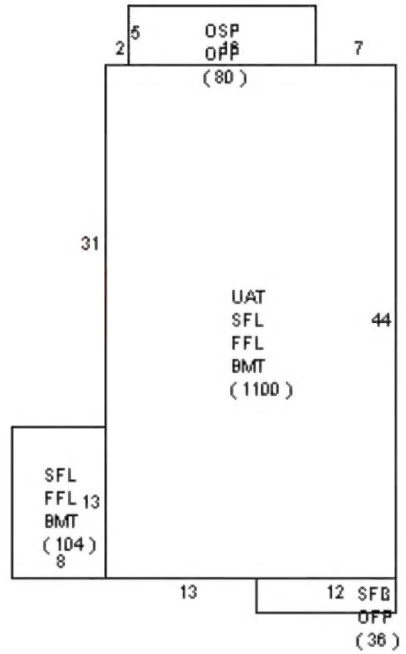
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	190.45
Special Features:	0	Val/Su Net:	137.56
Final Total:	566600	Val/Su SzAd	231.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,240	190.450	236,153
BMT	Basement	1,204	57.130	68,789
FFL	First Floor	1,204	190.450	229,297
UAT	Upper Attic	275	133.310	36,661
OFP	Open Porch	116	30.110	3,493
OSP	Screen Porch	80	40.020	3,202

Net Sketched Area:	4,119	Total:	577,595

Size Ad	2444	Gross Area	4944	FinArea	2719

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0010-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1927	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc